

**CITY OF DANA POINT  
PLANNING COMMISSION  
REGULAR MEETING ACTION MINUTES**

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March 25, 2024  
6:00 pm – 7:04 pm

City Hall Offices  
Council Chamber (#210)  
33282 Golden Lantern  
Dana Point, CA 92629

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**CALL TO ORDER REGULAR MEETING**

**Vice-Chair Opel** called the Regular Meeting of the Dana Point Planning Commission to order at 6:00 pm.

**PLEDGE OF ALLEGIANCE**

**Commissioner Christakes** led the Pledge of Allegiance.

**ROLL CALL**

Planning Commission Members Present: Vice-Chair Mary Opel, Commissioner Luke Boughen, Commissioner Deana Christakes, Commissioner Eric Nelson

Planning Commission Members Absent: Chair Ashok Dhingra

Staff Present: Brenda Wisneski (Director of Community Development), Patrick Munoz (City Attorney), Kurth Nelson, (Principal Planner), John Ciampa (Principal Planner), Alyssa Gonzalez (Associate Planner), Natalie Tran (Assistant Planner), Martha Ochoa (Management Analyst) and Deanna Despot (Senior Administrative Assistant)

**ITEM 1:     REORGANIZATION OF THE PLANNING COMMISSION**

**A)     Select nominations and vote for Chair**

**ACTION:**     **Motion made by Commissioner Nelson, seconded by Commissioner Boughen to appoint Vice-Chair Opel to serve as Chair of the Planning Commission. Motion carried 3-0-1.**

**AYES:**       Boughen, Christakes, Nelson  
**NOES:**       None  
**ABSENT:**     Dhingra  
**ABSTAIN:**   Opel

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**B) Select nominations and vote for Vice-Chair**

**ACTION:** Motion made by Commissioner Boughen, seconded by Commissioner Christakes to appoint Commissioner Nelson to serve as Vice-Chair of the Planning Commission. Motion carried 3-0-1.

**AYES:** Boughen, Christakes, Opel  
**NOES:** None  
**ABSENT:** Dhingra  
**ABSTAIN:** Nelson

**A. APPROVAL OF MINUTES**

**ITEM 2:** MINUTES OF REGULAR PLANNING COMMISSION FROM FEBRUARY 26, 2024

**ACTION:** Motion made by Vice-Chair Nelson, seconded by Commissioner Christakes to approve the Minutes of the Regular Planning Commission Meeting of February 26, 2024. Motion carried 4-0-1.

**AYES:** Opel, Nelson, Boughen, Christakes  
**NOES:** None  
**ABSENT:** Dhingra  
**ABSTAIN:** None

**B. PUBLIC COMMENTS**

There were no Public Comments.

**C. CONSENT CALENDAR**

**ITEM 3:** ONE-YEAR EXTENSION OF TENTATIVE TRACT MAP TTM18164, CONDITIONAL USE PERMIT CUP18-0008, AND SITE DEVELOPMENT SDP18-0016 ASSOCIATED WITH THE DEMOLITION OF AN EXISTING RESTAURANT AND CONSTRUCTION OF A NEW 100-ROOM RESORT HOTEL, WITH A RESTAURANT, CAFÉ, SPA, AND ASSOCIATED PARKING, AT 34344 GREEN LANTERN

Applicant: David Davutoglu, Managing Member Berk Workshop, LLC

Location: 34344 Green Lantern (APN: 672-232-06)

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Request: A one-year time extension of Tentative Tract Map TTM18164 to consolidate the underlying legal lots and of Conditional Use Permit CUP18-0008 and Site Development Permit SDP18-0016, associated with the demolition of an existing restaurant and construction of a new 100-room resort hotel, with a restaurant, café, spa, and associated parking.

Recommendation: That the Planning Commission approve a one-year time extension for Tentative Tract Map TTM18164, Conditional Use Permit CUP18-0008, and Site Development Permit SDP18-0016 subject to all applicable conditions of Planning Commission Resolution No. 18 06-11-17.

**Kurth Nelson** (Principal Planner) answered questions from the Planning Commissioners.

**ACTION:** Motion made by Vice-Chair Nelson, seconded by Commissioner Boughen to approve a one-year time extension for Tentative Tract Map TTM18164, Conditional Use Permit CUP18-0008, and Site Development Permit SDP18-0016, associated with the demolition of an existing restaurant and construction of a new 100-room resort hotel, with a restaurant, café, spa, and associated parking. Motion carried 4-0-1.

**AYES:** Opel, Nelson, Boughen, Christakes  
**NOES:** None  
**ABSENT:** Dhingra  
**ABSTAIN:** None

**D. PUBLIC HEARING**

**ITEM 4: COASTAL DEVELOPMENT PERMIT CDP23-0029 TO CONSTRUCT A PATIO COVER AND AN AT-GRADE DECK IN ASSOCIATION WITH AN EXISTING RESTAURANT AT 34660 PACIFIC COAST HIGHWAY**

Applicant: Jorge Olamendi

Location: 34660 Pacific Coast Highway (APN: 691-411-23)

Request: A request to construct a patio cover and an at-grade deck in association with an existing restaurant.

Recommendation: That the Planning Commission adopt the Resolution approving Coastal Development Permit CDP23-0029.

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Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt per Sections 15301 (Class 1 – Existing Facilities) and Section 15303 (e) (Class 3 – New Structures or the Conversion of Small Structures) of the CEQA Guidelines since the project consists of the construct a patio cover and an at-grade deck in association with an existing restaurant.

**John Ciampa** (Principal Planner) provided a staff report and answered questions from the Planning Commissioners.

**PUBLIC COMMENTS**

There were no Public Comments.

**ACTION:** Motion made by Commissioner Boughen, seconded by Commissioner Christakes to adopt the resolution approving Coastal Development Permit CDP23-0029. Motion carried 4-0-1.

**AYES:** Opel, Nelson, Boughen, Christakes  
**NOES:** None  
**ABSENT:** Dhingra  
**ABSTAIN:** None

**ITEM 5: COASTAL DEVELOPMENT PERMIT CDP23-0047, SITE DEVELOPMENT PERMIT SDP23-0029, AND CONDITIONAL USE PERMIT CUP23-0008 TO PERMIT A 99 SQUARE FOOT ADDITION AND REMODEL TO A HISTORIC HOUSE AND A NEW 801 SQUARE FOOT GARAGE WITH A 575 SQUARE FOOT SECOND DWELLING UNIT AT 24721 EL CAMINO CAPISTRANO**

Applicant: Michael Luna

Location: 24721 El Camino Capistrano (APN: 682-202-09)

Request: A request to permit a first floor 99 square foot addition and remodel to a single-family dwelling (SFD) and the demolition of the non-historic detached garage and the construction of a new 801 square foot garage with a second-story 575 square foot Second Dwelling Unit.

Recommendation: That the Planning Commission adopt the Resolution approving Coastal Development Permit CDP23-0047, Site Development Permit SDP23-0029, and Conditional Use Permit CUP23-0008.

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Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt per Sections 15301 (Class 1 – Existing Facilities) and 15331 (Class 31 – Historic Resource Restoration/Rehabilitation) of the CEQA Guidelines since the project consists of an addition and remodel to a historic SFD and detached garage that complies with the Secretary of the Interior's Standards for Rehabilitation.

**John Ciampa** (Principal Planner) provided a staff report and answered questions from the Planning Commissioners.

**PUBLIC COMMENTS**

There were no Public Comments.

**ACTION:** Motion made by Vice-Chair Nelson, seconded by Commissioner Boughen to adopt the resolution approving Coastal Development Permit CDP23-0047, Site Development Permit SDP23-0029, and Conditional Use Permit CUP23-0008. Motion carried 4-0-1.

**AYES:** Opel, Nelson, Boughen, Christakes

**NOES:** None

**ABSENT:** Dhingra

**ABSTAIN:** None

**ITEM 6:** COASTAL DEVELOPMENT PERMIT CDP23-0035, SITE DEVELOPMENT PERMIT SDP23-0026, ADMINISTRATIVE MODIFICATIONS OF STANDARDS AMS23-0006 FOR A 201 SQUARE-FOOT ADDITION AND REMODEL TO A SINGLE-FAMILY RESIDENCE AT 35451 BEACH ROAD

Applicant: DK Beach Road, LLC

Location: 35451 Beach Road (APN: 691-152-12)

Request: Approval of a Coastal Development Permit, Site Development Permit, and Administrative Modifications of Standards for a 201 square-foot addition, remodel for a single-family dwelling located in the Floodplain Overlay District, Coastal Overlay District, and the Appeals Jurisdiction of the California Coastal Commission.

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Recommendation: That the Planning Commission adopt the resolution approving Coastal Development Permit CDP23-0035, Site Development Permit SDP23-0026, and Administrative Modifications of Standards AMS23-0006.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15301(e) (Class 1 – Existing Facilities) in that the project involves a 201 square-foot addition and remodel for a single-family residence in an urbanized residential area.

**John Ciampa** (Principal Planner) provided a staff report and answered questions from the Planning Commissioners.

**PUBLIC COMMENTS**

There were no Public Comments.

**ACTION:** Motion made by Commissioner Boughen, seconded by Vice-Chair Nelson, to adopt the resolution approving Coastal Development Permit CDP23-0035, Site Development Permit SDP23-0026, and Administrative Modifications of Standards AMS23-0006. Motion carried 4-0-1.

**AYES:** Opel, Nelson, Boughen, Christakes  
**NOES:** None  
**ABSENT:** Dhingra  
**ABSTAIN:** None

**ITEM 7:** SITE DEVELOPMENT PERMIT SDP24-0002 TO CONSTRUCT A SECOND STORY ACCESSORY DWELLING UNIT TOTALING 594 SQUARE FEET WITH A BALCONY TO AN EXISTING SINGLE-STORY, SINGLE-FAMILY DWELLING LOCATED AT 34554 CALLE PORTOLA

Applicant: Warren Hutcherson

Location: 34554 Calle Portola (APN: 123-282-30)

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Request: Approval of a Site Development Permit to construct a second-story Accessory Dwelling Unit (ADU) totaling 594 square feet with a balcony to an existing single-story, single-family dwelling (SFD) with an attached two-car garage within the Residential Single Family 12 (RSF 12) District.

Recommendation: That the Planning Commission adopt the resolution approving Site Development Permit SDP24-0002.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15301(e)(2) (Class 1 – Existing Facilities) since the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, the area in which the project is located is not environmentally sensitive, and the project consists of the construction of a second-story addition of a 594 square foot ADU.

**Alyssa Gonzalez** (Associate Planner) provided a staff report and answered questions from the Planning Commissioners.

**PUBLIC COMMENTS**

There were no Public Comments.

**ACTION:** Motion made by Commissioner Boughen, seconded by Commissioner Christakes to adopt the resolution approving Site Development Permit SDP24-0002. Motion carried 4-0-1.

**AYES:** Opel, Nelson, Boughen, Christakes  
**NOES:** None  
**ABSENT:** Dhingra  
**ABSTAIN:** None

**ITEM 8:** SITE DEVELOPMENT PERMIT SDP23-0034 TO RATIFY THE CONVERSION OF A PORTION OF AN ATTACHED, 720 SQUARE FOOT, TWO-CAR GARAGE, WHILE MAINTAINING TWO PARKING SPACES, TO A 262 SQUARE FOOT ACCESSORY DWELLING UNIT (ADU) IN ASSOCIATION WITH AN EXISTING, NONCONFORMING DUPLEX LOCATED AT 34585 CALLE PALOMA

Applicant: Fred Gallo

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Location: 34585 Calle Paloma (APN: 123-272-04)

Request: Approval of a Site Development Permit to ratify the conversion of a portion of an attached, 720 square foot, two-car garage to an attached, 262 square foot Accessory Dwelling Unit (ADU), while maintaining the two parking spaces, in association with an existing, nonconforming duplex in the Residential Duplex 14 Zoning District.

Recommendation: That the Planning Commission adopt the resolution approving Site Development Permit SDP23-0034.

Environmental: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15303 (Class 3 – New Construction or Conversion of Small Structures) since the project consists of the conversion of an existing small structure from one use to another where only minor modifications are made in the exterior of the structure.

**Natalie Tran** (Assistant Planner) provided a staff report and answered questions from the Planning Commissioners.

**PUBLIC COMMENTS**

There were no Public Comments.

**ACTION:** Motion made by Vice-Chair Nelson, seconded by Commissioner Christakes to adopt the resolution approving Site Development Permit SDP23-0034. Motion carried 4-0-1.

**AYES:** Opel, Nelson, Boughen, Christakes  
**NOES:** None  
**ABSENT:** Dhingra  
**ABSTAIN:** None

**E. OLD BUSINESS**

There was no Old Business.

**F. NEW BUSINESS**

There was no New Business.



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**G. STAFF REPORTS**

**Brenda Wisneski** (Community Development Director) provided an update of the 3<sup>rd</sup> General Plan Advisory Committee Meeting taking place tomorrow night with a focus on circulation.

**H. COMMISSIONER COMMENTS**

**Commissioner Nelson** thanked Chair Dhingra for his services and congratulated Vice-Chair Opel on being the new Chair.

**Chair Opel** announced that she will not be present at the next Planning Commission meeting.

**Commissioner Boughen** thanked Vice-Chair Nelson and outgoing Chair Dhingra, in addition to the Community Development Director for attending the Planning Commissioners Academy and added that Vice-Chair Nelson spoke on a couple of panels and represented the City well.

**I. ADJOURNMENT**

**Chair Opel** adjourned the meeting at **7:04 pm**. The *next* Regular Meeting of the Planning Commission will be held on Monday, April 8, 2024, beginning at 6:00 p.m. (or as soon thereafter) in the City Council Chambers located at 33282 Golden Lantern, Suite 210, Dana Point, California.



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Eric Nelson, Planning Commission Vice-Chair